

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION I, "ESTABLISHMENT OF DISTRICTS, PROVISION FOR AN OFFICIAL ZONING MAP", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Zoning", Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 9th day of January 2003.

ATTEST:

APPROVED:

Connie Hooks, City Secretary

Ron Silvia, Mayor

APPROVED:

City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of Chapter 12, "Zoning", is hereby amended as follows:

The following property is rezoned from A-O Agricultural Open to C-1 General Commercial.

.86 acres being all that certain lot, tract, or parcel of land being 0.86 of one acre situated in the Robert Stevenson League, Abstract No. 54, Brazos County, Texas, and being a part of that certain called 7.2 acre tract in deed from Oleta Chaney to Edward Dopslauf, of record in Volume 1135, Page 632, Official Records of Brazos County, Texas, said 7.2 acre tract being a part of that certain called 19.31 acre tracts as described in deed from Paul S. Wahlberg, Trustee to Edward E. Dopslauf of record in Volume 363, Page 730, Deed Records of Brazos County, Texas, said 0.86 of one acre tract being more particularly described in the attached Exhibit "B," Exhibit "C," "Metes and Bounds," and shown graphically in Exhibit "D".

**FIELD NOTES
0.86 OF ONE ACRE
OUT OF A CALLED 7.2 ACRE TRACT
VOLUME 1135, PAGE 632
ROBERT STEVENSON LEAGUE, A - 54
BRAZOS COUNTY, TEXAS
JANUARY 28, 2000**

All that certain lot, tract or parcel of land being 0.86 of one acre situated in the ROBERT STEVENSON LEAGUE, Abstract No. 54, Brazos County, Texas, and being a part of that certain Called 7.2 acre tract in deed from Oleta Chaney to Edward Dopslauf, of record in Volume 1135, Page 632, Official Records of Brazos County, Texas, said 7.2 acre tract being a part of that certain Called 19.31 acre tract as described in deed from Paul S. Wahlberg, Trustee to Edward E. Dopslauf of record in Volume 363, Page 730, Deed Records of Brazos County, Texas, said 0.86 of one acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2" Iron Rod found for the most northerly corner, said corner being S 45 ° 36 ' 53 " E a distance of 24.28 feet from a 5/8" Iron Rod found for the occupied most northerly corner of said Called 7.2 acre tract and the occupied most easterly corner of a 2.14 acre tract which is the remainder of a Called 2.76 acre tract as described in Volume 443, Page 804, said corner also being located on the southwest line of the Remainder of a Called 71.52 acre tract as described in Volume 3007, Page 341;

THENCE S 45 ° 36 ' 53 " E, along the northeast line of said Called 7.2 acre tract a distance of 107.51 feet to a 1/2" Iron Rod found for the most easterly corner, said corner being the most northerly corner of a 4.00 acre tract as described in Volume 3166, Page 274;

THENCE S 47 ° 49 ' 52 " W, along the northwest line of said 4.00 acre tract a distance of 350.69 feet to a 1/2" Iron Rod found in the northeast right-of-way line of State Highway No. 6 as described in Volume 1057, Page 385 for the most southerly corner;
THENCE along the northeast right-of-way line of said State Highway No. 6 the following calls:

N 47 ° 19 ' 43 " W, a distance of 50.19 feet to a Concrete R.O.W. Monument found; and,

N 40 ° 22 ' 50 " W, a distance of 57.36 feet to a 1/2" Iron Rod found for the most westerly corner, said corner being the occupied most southerly corner of said 2.14 acre tract;

THENCE N 43 ° 49 ' 05 " E, along the occupied common line between said Called 2.76 acre tract and said Called 7.2 acre tract a distance of 346.95 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 0.86 OF ONE ACRE OF LAND MORE OR LESS, according to a survey performed on April 27, 1998 and updated on March 28, 2000, under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961. North Orientation is based on rotating the southeast line to True North as surveyed using GPS Methods. For more information see accompanying plat.



